RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lee A. McCroskey and Charlene J. McCroskey

GRANTEE(s)
Waterfall Victoria REO, LLC

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans: T20090037450 DEEDTRS
Recvd: 06/05/09 08:24 6 pgs
Fees: 33.00 Taxes: 388.50
20090605-0052102

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 31, 2000 and recorded February 8, 2000, as Instrument No. 200002080012885 in the Register's Office of Davidson County, Tennessee, Lee A. McCroskey and Charlene J. McCroskey conveyed to Transcontienental Title, A Tennessee Corporation, as Trustee for HomeAlliance Mortgage Company, a Florida Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on January 30, 2009 as Instrument No. 20090130-0008269 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on May 20, 2009 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Waterfall Victoria Master Fund Limited, at and for the sum of $105,000.00, that being the highest and best bid offered; and

WHEREAS, the said Waterfall Victoria Master Fund Limited has assigned its interest in said property to Waterfall Victoria REO, LLC, its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Waterfall Victoria Master Fund Limited of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Waterfall Victoria REO, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being No. 55 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lee A. McCroskey and wife, Charlene J. McCroskey, by Warranty Deed from Myron Joe Murphy and Kimberly Maynor Murphy, dated August 18, 1997, and recorded August 21, 1997 in Book 7331, Page 414, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee A. McCroskey and Charlene J. McCroskey by Warranty Deed recorded August 21, 1987 , at Book 7331, Page 414, Register's Office for Davidson County, Tennessee.

Commonly known as: 2924 Hillhurst Drive, Nashville, Tennessee 37207.

Tax Parcel No.: 060070119.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Waterfall Victoria REO, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of June, 2009.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1 day of June, 2009.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 1 day of June, 2009.

Lena M. Drennan
Notary Public

My Commission Expires: LENA M. DRENNAN NOTARY PUBLIC SALINE COUNTY, ARKANSAS COMM. EXP. 08/10/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Waterfall Victoria REO, LLC
3637 Sentara Way
Suite 303
Virginia Beach, VA 23452

W&A No. 1163-153346

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated January 31, 2000, recorded February 8, 2000, as Instrument No. 200002080012885 in the Register's Office of Davidson County, Tennessee, executed by Lee A. McCroskey and Charlene J. McCroskey in favor of HomeAlliance Mortgage Company, a Florida Corporation to secure the payment of a deed of trust note to HomeAlliance Mortgage Company, a Florida Corporation.

2. Waterfall Victoria Master Fund Limited is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 20 day of May, 09.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 20 day of May, 09.

Notary Public

My Commission Expires:

DServiceMembersAffidavitTN_chood_090520_1224

Notary Seal present,
but could not be reproduced.

Davidson County Register of Deeds

https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Department of Defense Manpower Data Center

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First	Middle	Begin Date	Active Duty Status	St
MCCROSKEY	LEE		Based on the information you have furnished, the DMDC does not possess any informat currently on active duty		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the informati current status of the individual as to all branches of the Military.

Mary M. Snavely-Dixon

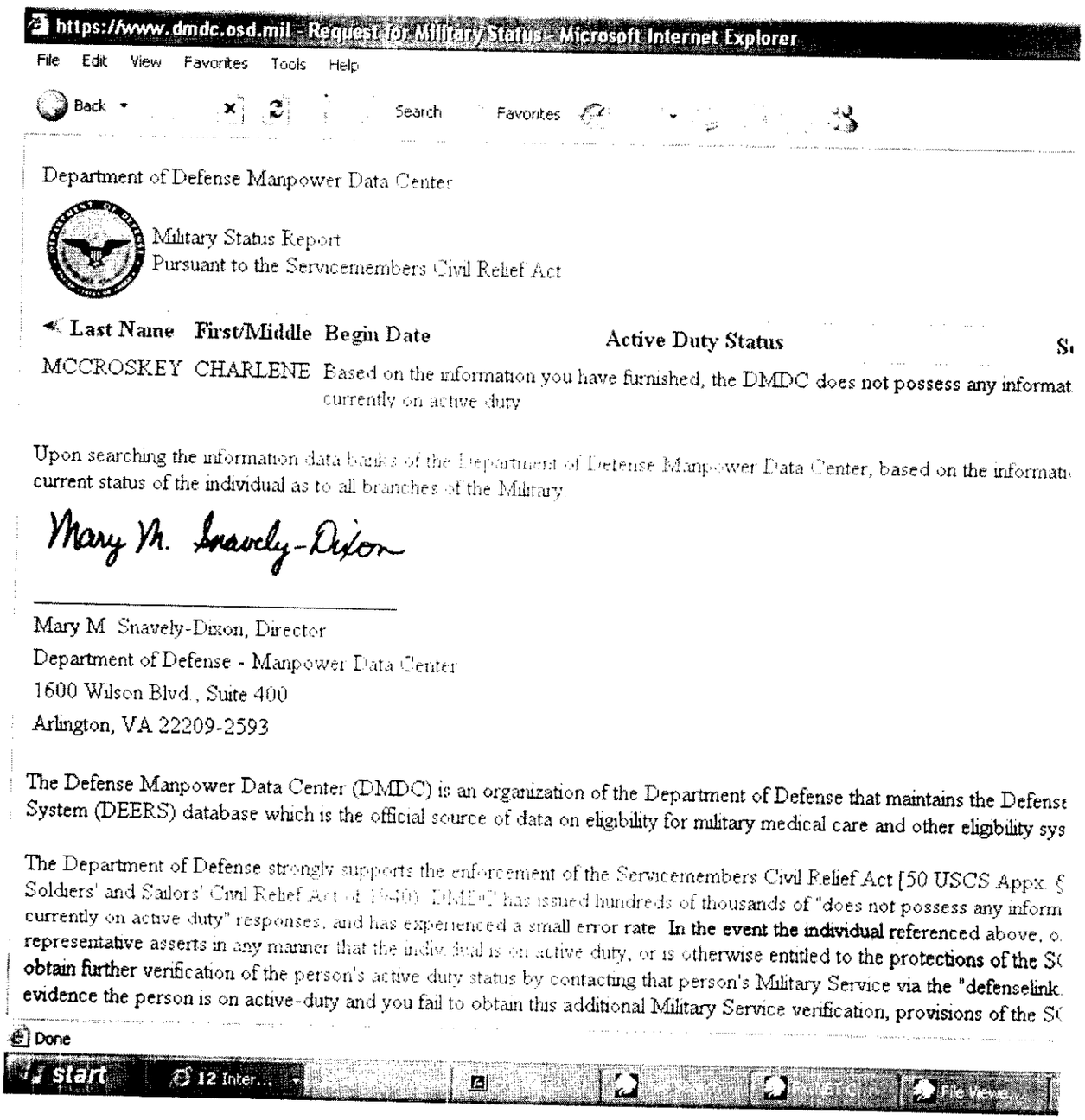
Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility sys

The Department of Defense strongly supports the enforcement of the Servicemembers Civil Relief Act [50 USCS Appx. § Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any inform currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, o representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the S obtain further verification of the person's active duty status by contacting that person's Military Service via the "defenselink. evidence the person is on active-duty and you fail to obtain this additional Military Service verification, provisions of the S

Done

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https://www.dmdc.osd.mil - Request for Military Status - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Department of Defense Manpower Data Center

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	S
MCCROSKEY	CHARLENE	Based on the information you have furnished, the DMDC does not possess any informat currently on active duty		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the informati current status of the individual as to all branches of the Military.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
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Done

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